



- Modern, Spacious & Beautifully Presented
- Off Road Parking & Garage
- Close to Milford Haven's Stunning Marina
- E.P.C Rating B



£199,000





Located on the popular Persimmon estate, The Fairways, No.5 Wentworth Close has been improved even further by the present owners, at substantial expense. The property itself is a large 4 bedroom detached house, with all of the features and comforts a modern family home requires. The rooms are spacious throughout, and the presentation is exemplary, both modern and tasteful. The recently fenced garden is enclosed, making it ideal for families with pets or children, and is large enough to have a patio, lawn area and decking area. There is a single garage, with an additional store room upstairs, as well as off road parking for multiple vehicles. Overall this is an exquisite example of a modern family home, and despite the substantial improvements, the price is very competitive! Call Evans Roach for further details or to arrange your viewing, on 01437 762516.

Entrance To

Entrance to 5 Wentworth is via a path leading to the front door

Entrance Hallway

Double glazed UPVC door, radiator, telephone point, understairs storage.

W.C

Obscure double glazed window to rear, low level W.C, radiator, wash hand basin, tiled splashback, extractor fan.

Family Room

11' 2" x 10' 7" (3.4m x 3.23m)

Double glazed window to fore, T.V point, telephone point, radiator.

Lounge

21' 5" x 11' 1" (6.53m x 3.38m)

Double glazed window to fore, double glazed french doors to rear, T.V & telephone points, radiator x 2.

Kitchen Dining Room

15' 9" x 14' 7 max" (4.8m x 4.44m)

Double glazed window to side, double glazed french doors to rear, radiator, a range of fitted wall and base units with complementary work surface, integrated fridge freezer, integrated Electrolux eye level oven and grill, 4 ring gas hob with stainless steel extractor hood, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated Electrolux dishwasher.

Utility Room

Double glazed door to rear, Logic wall mounted combination boiler, plumbing for washing machine, stainless steel sink unit with mixer tap, wall and base unit with complementary work surface.

First Floor Landing

Airing cupboard, loft hatch.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to fore, built in wardrobes, radiator, T.V point.

Bedroom 2

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to rear, radiator, built in wardrobes, T.V point.

Bedroom 3

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to rear, radiator, built in wardrobes.

Family Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Obscure double glazed window to rear, low level W.C, wash hand basin, bath with shower over, part tiled walls, radiator, extractor fan, shaver point.

Bedroom 4

11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed window to fore, T.V point, radiator, range of fitted bedroom furniture

Ensuite Shower Room

8' 6" x 7' 1" (2.59m x 2.16m)

Obscure double glazed window to fore, shower cubicle with Mira power shower, low level W,C, wash hand basin, radiator, shaver point.

Externally

As well as off road parking for multiple vehicles, there is side access to a large rear garden, recently fenced with a patio area, decked entertainment area, lawn and external water supply.

Garage

Garage door to fore, door to side, electric light and power, stairs to first floor store room.

Broadband

Please note that Superfast BT Infinity broadband is available within this street as confirmed by www.productsandservices.bt.com/products/speed-check



Tenure - Freehold

Council Tax Band - F £1130.03 Per Annum

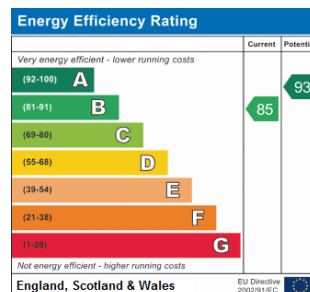
Services - We are advised that mains services are connected.

Viewing Arrangements

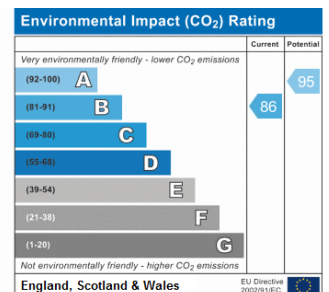
Strictly by appointment only

Directions

From Milford Haven, head out towards Hakin, continuing until reaching Milford Haven Golf Club. Directly opposite is a turn into The Fairways, take this then turn left, then left again into Wentworth Close, where our property is identified by our Evans Roach For Sale Board.



Address:
5 Wentworth



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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